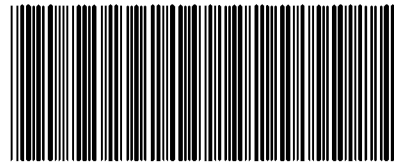




RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6167 PG 02417 to 02427
INSTRUMENT # : 2020001892
RECORDED DATE: 01/08/2020 02:56:14 PM



5721068-00200

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 11

Document Type: Deed
Document Date: 12/18/2019
Reference Info:

Transaction #: 5971322 - 1 Doc(s)
Document Page Count: 10
Operator Id: ebossard

RETURN TO: (Simplifile)
Land Services USA
1835 Market St., Suite 420
Philadelphia, PA 19103
(215) 563-5468

PAID BY:
LAND SERVICES USA

*** PROPERTY DATA:**

Parcel ID #:	30-00-49720-00-2	30-00-49724-00-7
Address:	1059 OLD YORK RD	1067 OLD YORK RD
	PA	PA
Municipality:	Abington Township (100%)	Abington Township (0%)
School District:	Abington	Abington

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$1,500,000.00
TAXABLE AMOUNT: \$1,500,000.00

FEES / TAXES:

Recording Fee:Deed	\$86.75
Additional Pages Fee	\$12.00
Additional Parcels Fee	\$15.00
Additional Names Fee	\$0.50
Affordable Housing Pages	\$12.00
Affordable Housing Names	\$0.50
Affordable Housing Parcels	\$0.50
State RTT	\$15,000.00
Abington Township RTT	\$7,500.00
Abington School District RTT	\$7,500.00

Total: \$30,127.25

DEED BK 6167 PG 02417 to 02427
Recorded Date: 01/08/2020 02:56:14 PM

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office in
Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION**

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

30-00-49720-00-2 ABINGTON TOWNSHIP

1059 OLD YORK RD

NEWTON DIANA HELWEG & HELWEG JOSEPH & WURMSTEDT MARY WALBRIDGE THE REVOC TRUST

B 190 L U 004 4256 01/03/2020

JG

Prepared by:

Gregory F. Gambel, Jr.,
Vice President, General Counsel
BET Investments, Inc.
200 Dryden Road, Suite 2000
Dresher, PA 19025

Return to:

Land Services USA, Inc.
Jenna Lampe, Commercial Title Officer
1835 Market Street
Suite 420
Philadelphia, PA 19103

Tax Map Parcel Nos.:

30-00-49720-00-2 and 30-00-49724-00-7

SPECIAL WARRANTY DEED

THIS INDENTURE is executed this 18th day of December in the year 2019 but effective the 30th day of December, 2019 between DIANA HELWEG NEWTON, JOSEPH HELWEG, AND MARY WALBRIDGE WURMSTEDT, AS TRUSTEE OF THE MARY WALBRIDGE WURMSTEDT REVOCABLE TRUST DATED SEPTEMBER 18, 2012, as tenants in common ("**Grantor**"), and **ABINGTON TERRACE, LLC**, a Pennsylvania limited liability company ("**Grantee**").

WITNESSETH, that the said Grantor, in consideration of **ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00)**, lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does, grant, bargain and sell, alien, enfeoff, release and confirm in fee simple to the said Grantee, its successors and assigns, with the intent to be legally bound,

ALL THAT CERTAIN tract of land situated at 1059 and 1067 Old York Road, Township of Abington, County of Montgomery, Commonwealth of Pennsylvania as legally described on **Exhibit A** attached hereto and made a part hereof, wherein Grantor was granted its interest.

UNDER AND SUBJECT to easements, restrictions, conditions, and agreements of record insofar as they may lawfully affect the property.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY

30-00-49724-00-7 ABINGTON TOWNSHIP

1067 OLD YORK RD

NEWTON DIANA HELWEG & HELWEG JOSEPH & WURMSTEDT MARY WALBRIDGE THE REVOC TRUST

B 190 L U 003 1101 01/03/2020

JG

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said tract of land above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only property use and behoof of the said Grantee, its successors and assigns, forever.

UNDER AND SUBJECT AS AFORESAID.

AND the said Grantor, for itself, its successors and/or assigns does by these presents, covenant, grant and agree, to and with the Grantee, its successors and assigns that it, the said Grantor, its successors and/or assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, its successors and/or assigns and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part hereof, by, from or under him, her, them or any of them shall and will **SPECIALLY WARRANT and DEFEND.**

[SIGNATURE PAGE TO FOLLOW]

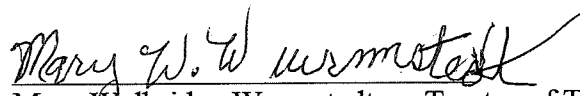
IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed and made effective the day and year above written with the intent to be legally bound.

GRANTOR:



Diana Helweg Newton

Joseph Helweg

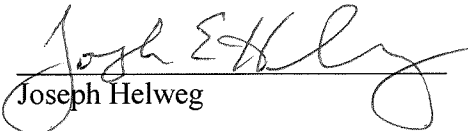


Mary Walbridge Wurmstedt, as Trustee of The
Mary Walbridge Wurmstedt Revocable Trust dated
September 18, 2012

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed and made effective the day and year above written with the intent to be legally bound.

GRANTOR:

Diana Helweg Newton



Joseph Helweg

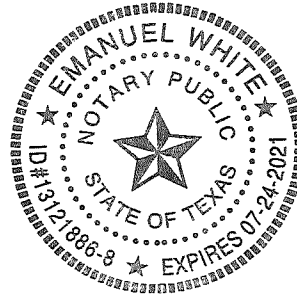
Mary Walbridge Wurmstedt, as Trustee of The
Mary Walbridge Wurmstedt Revocable Trust dated
September 18, 2012

STATE OF TEXAS

COUNTY OF

DALLAS))) SS:
)))

On this, the 18 day of December, 2019, before me, the undersigned officer, personally appeared, Diana Helweg Newton, known to me (or satisfactorily proven), to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the foregoing instrument for the purposes therein contained.


Notary Public

STATE OF TEXAS

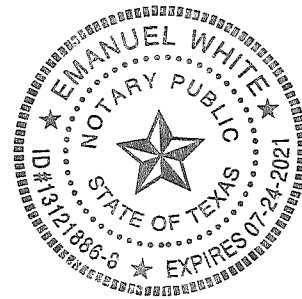
COUNTY OF

DALLAS

SS:

On this, the 18 day of December, 2019, before me, the undersigned officer, personally appeared Mary Walbridge Wurmstedt, as Trustee of The Mary Walbridge Wurmstedt Revocable Trust dated September 18, 2012, and in such capacity as Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Notary Public



North Carolina
STATE OF ~~NEW YORK~~)
) ss:
COUNTY OF *Mecklenburg*)

On this, the *23* day of December, 2019, before me, the undersigned officer, personally appeared, Joseph Helweg, known to me (or satisfactorily proven), to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the foregoing instrument for the purposes therein contained.

Shay Ashad.
Notary Public

My Commission Expires June 17, 2022

CERTIFICATE OF ADDRESS

Grantee hereby certifies that its precise address is:

Abington Terrace, LLC
c/o BET Investments, Inc.
200 Dryden Road, Suite 2000
Dresher, PA 19025

Date: December 30, 2019

ABINGTON TERRACE, LLC,
a Pennsylvania limited liability company

By: _____



Michael P. Markman
Manager

EXHIBIT A
LEGAL DESCRIPTION FOR REAL PROPERTY

PARCEL A

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania, and described according to a Plan of Property made for John Tener Garbutt by Charles E. Shoemaker, Registered Professional Engineer, Abington, PA, on the 26th day of January, 1960, as follows, to wit:

BEGINNING at point on the Southeasterly side of Old York Road (80 feet wide) which point is measured South 64 degrees 35 minutes East 40 feet from the centerline of Old York Road, which point is measured North 25 degrees 24 minutes East 211.76 feet from the Northeasterly side of Brook Road (30 feet wide); thence extending from said point of beginning along the Southeasterly side of Old York Road North 25 degrees 24 minutes East 115.46 feet to a point; thence extending South 64 degrees 35 minutes East 168.75 feet to a point, thence extending South 25 degrees 24 minutes West 115.46 feet to a point, thence extending North 64 degrees 35 minutes West 168.75 feet to a point on the Southeasterly side of Old York Road, being the first mentioned point and place of beginning.

BEING known as 1059 Old York Road.

BEING Tax Parcel #30-00-49720-00-2.

BEING the same premises which Mary W. Helweg-Campbell by Deed dated 12/20/2012, and recorded 1/17/2013, in the County of Montgomery, in Deed Book 5861, page 1621, conveyed unto Diana Helweg Newton, Joseph Helweg, and the Mary Walbridge Wurmstedt Revocable Trust dated September 18, 2012, as tenants in common, in fee.

PARCEL B

ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at point in the center line of York Road (60 feet wide) at the distance of 327.22 feet Northeastwardly from the Northeasterly side of Brook Road (produced); thence extending along the center line of York Road North 25 degrees 24 minutes East 57.72 feet to a point, thence by other land of G. P. Sargent South 64 degrees 33 minutes East 208.75 feet to a point; thence by land of Edward E. Marshall South 25 degrees 24 minutes West 57.72 feet to a point, thence still by the same North 64 degrees 35 minutes West 208.75 feet to the first mentioned point and place of beginning.

ALSO ALL THAT CERTAIN lot or piece of ground, together with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the center line of York Road (60 feet wide) at the distance of 384.94 feet Northeastwardly from the Northerly side of Brook Road (produced); thence extending along the centerline of York Road North 25 degrees 24 minutes East 57.73 feet to a point; thence South 64 degrees 31 minutes East along ground now or late of the Abington Branch, Y.M.C.A., 208.75 feet to a point; thence South 25 degrees 24 minutes West along ground now or late of Edward E. Marshall on a line parallel with the said York Road 57.73 feet to a point; thence North 64 degrees 33 minutes West along ground now or late of G. P. Sargent 208.75 feet to the first mentioned point and place of beginning.

BEING known as 1067 Old York Road.

BEING Tax Parcel #30-00-49724-00-7.

BEING the same premises which Mary W. Helweg-Campbell by Deed dated 12/20/2012, and recorded 1/17/2013, in the County of Montgomery, in Deed Book 5861, page 1606, conveyed unto Diana Helweg Newton, Joseph Helweg, and the Mary Walbridge Wurmstedt Revocable Trust dated September 18, 2012, as tenants in common, in fee